

IN RE: PETITION FOR ZONING VARIANCE
4712 Barnes Avenue, 1058' W of
Deer Park Road
(4712 Deer Park Road)
2nd Election District
3rd Councilmanic District
Barry S. Levin, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a diametral dimension of 198.92 feet in lieu of the required 300 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1.

The Petitioners appeared, testified and were represented by Barry J. Henderson, Esquire. Also appearing on behalf of the Petition was Kenneth Albert, previous owner of the property, and Hal Miller, Contract Builder. There were no Protestants.

Testimony indicated that the subject property, known as 4712 Deer Park Road, consists of 3.036 acres more or less zoned R.C. 4 and is located off of Barnes Avenue with a panhandle drive access from Deer Park Road. Said property was purchased by Petitioners in August 1988 from Mr. Albert. Upon application for a building permit, Petitioners' builder was advised that the property required the requested variance from zoning regulations. Testimony indicated that due to the unique shape of the lot and there being no adjoining property owned by Petitioners and/or their predecessor in interest to correct the error, the relief requested is needed in order for Petitioners to develop the lot. Petitioners testified they have spoken with the adjoining neighbors who have no objections. Testimony indicated that the requested variance will not result in any detriment to the health, safety or general welfare of the surrounding community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of September, 1989 that the Petition for Zoning Variance to permit a diametral dimension of 198.92 feet in lieu of the required 300 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioners shall comply with all front, rear and side yard setback requirements as to the development of the subject property.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:hjs

- 2 -

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A03.4 PARAGRAPH B, subparagraph 3 to allow a diametral dimension of 198.92 feet in lieu of the required 300 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)

That the Owners purchased property pursuant to what they were assured was an approved and recorded subdivision deed and plat.

They have gone to substantial expense to prepare to build a home on the lot, only to be told at the time application for a building permit was made that the recorded deed and plat were not approved.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Barry J. Henderson

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Baltimore, Maryland 21204

City and State

Attorney's Telephone No.: (301) 484-3666

Baltimore, Md. 21208

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of

June 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 30th day of Aug. 1989, at 2 o'clock P.M.

J. Robert Hines

Zoning Commissioner of Baltimore County

(over)

Petitioners

PROTESTANTS SIGN-IN SHEET

NAME

ADDRESS

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

Barry S. Levin

4712 Deer Park Road

Towson, Md. 21204

BEGINNING for the same at an iron pipe found at the end of the fourth or South 18 degrees 01 minutes West, 139.0 feet line of a deed between Emory D. Peregoy and Betty F. Peregoy, his wife, parties of the first part, and Kenneth Albert and Patricia Sharon Albert, his wife, parties of the second part, said deed being dated 29 September 1967, and recorded among the Land Records of Baltimore County in Liber 4809, Folio 652; thence leaving said point and running with and binding on the fifth, sixth, seventh, eighth, ninth and tenth lines of the above mentioned Peregoy deed the following courses and now surveyed, said bearings being referred to the Baltimore County coordinate system: (1) North 53 degrees 31 minutes 16 seconds East, 503.45 feet to an iron pipe found; (2) North 36 degrees 19 minutes 37 seconds East, 198.92 feet to an iron pipe found; (3) South 53 degrees 36 minutes 34 seconds East, 239.86 feet to an iron pipe found; (4) South 36 degrees 38 minutes 57 seconds East, 126.75 feet to an iron pipe found; (5) North 29 degrees 21 minutes 03 seconds East, 321.90 feet to a point; and (6) South 54 degrees 06 minutes 57 seconds East, 332.77 feet to a point, said point lying at the beginning of the leaving said point and running for new lines of division; to a point; (8) South 29 degrees 21 minutes 03 seconds East, 410.00 feet to a point; and (9) South 36 degrees 38 minutes 57 seconds East, 65.74 feet to a point, said point lying at the beginning of the fourth or South 18 degrees 01 minutes West, 139.00 feet line of the aforementioned Peregoy deed; thence leaving said point and running with said fourth line; to the place of beginning. Containing in all 3.036 acres, more or less, and being 1058 feet plus or minus from the intersection of Barnes Avenue and Deer Park Road.

BEING the same as Parcel I which by Deed dated May 21, 1988 and recorded among the Land Records of Baltimore County in Liber 7867, Folio 522 was granted and conveyed by Kenneth Albert and Patricia Sharon Albert, his wife to the herein Grantors.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Hines
Zoning Commissioner

DATE 8-17-89

Mr. & Mrs. Barry S. Levin
4712 Deer Park Road
Quilgo Mills, Maryland 21117

Re: Petition for Zoning Variance
CASE NUMBER: 90-69-A
N/S Barnes Avenue, 1058' W of Deer Park Road
4712 Deer Park Road
2nd Election District - 3rd Councilmanic
Petitioner(s): Barry S. Levin, et ux
HEARING SCHEDULED: WEDNESDAY, AUGUST 30, 1989 at 2:00 p.m.

Dear Mr. & Mrs. Levin:

Please be advised that \$ 24.03 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND No. 074543

OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 8/18/89 ACCOUNT 90160000

AMOUNT \$ 84.03

RECEIVED BY S. Levin

FOR: Barry S. Levin 90-69-A

DATE 8/18/89

VALIDATION OR SIGNATURE OF CASHIER

WITNESSES: PUBLIC AGENT YELLOW COUNTER

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

DATE 8/18/89

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 3, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 3, 1989.

THE JEFFERSONIAN,
S. Zebe Olsen

Publisher

PO 15113
ny M31074
co 90-89-4
price \$ 37.43

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
(301) 887-3534

RECEIVED
AUG 3 1989
ZONING OFFICE

July 31, 1989



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 534, 535, 536, 537, 538, 539, and 540.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSP/lab

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: August 16, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Barry and Kimberly Levin, Item 537
Zoning Petition No. 90-69-A

The petitioners request a variance to allow a diametral dimension less than the required 300 feet.

In reference to the above request, the Office of Planning and Zoning offers no comment.

PK/JL/se

AUG 17 1989

FOR SALE
METAL OFFICE DESKS - One 24" x 60" single pedestal, black, with casters, (new over \$450), only \$75. One 30" x 60" Executive Desk, black, with casters (new over \$600), only \$125. Call 655-5800 betwn. 9 a.m.-noon.
SEWING MACHINES - Due to school budget cuts, the nation's largest manufacturer offers new SINGER, heavy duty, 20 year guarantee. Originally \$499, now \$199. Heavy-duty footwork \$150 more. Credit cards, C.O.D. free delivery. Exchange only. 1-815-993-8753 anytime.
RING - 100% wood, 5" x 9", dark green w/white (from Design Research), new over \$500. Seattle, W. Call 625-5800 betwn. 9 a.m.-noon.
DIAMOND - 1.01 carat, GSI, \$2,750 or best offer. 922-2000.
WIRELESS REMOTE CONTROL - Track, receiver, motor, video, 10' cable. 484-3350.
CLINTON BLUE DRAPES - Made for Valley Brook rancher living room. 922-5656 aft. 4 p.m.
3 BANQUET TABLES - Formica tops, \$75 ea., two 6' tables, formica tops, \$50 ea.; black lacquer and formica top, \$25 ea. Call 412-704-1240.
Walk for Kids with Cancer
On Sept. 17, a walk for kids with cancer will be held at the Johns Hopkins Hospital. The walk starts at 8 a.m. from the main entrance. To obtain registration packet, call 576-9332.

LEGAL NOTICE
NOTICE OF HEARING
The Zoning Commission of Baltimore County is hereby notified that a public hearing will be held on the 20th day of June, 1989, at 11:00 a.m. in the County Office Building, Room 406, 111 W. Chase Avenue, Towson, Maryland 21204, to consider the following petition for a zoning change:
Petition for Zoning Change
From R-1 to R-2
Submitted by Barry and Kimberly Levin
111 W. Chase Avenue, Towson, MD 21204
Hearing on the 20th day of June, 1989, at 11:00 a.m.
In the event that this petition is granted, a building permit may be issued for the property. The petitioners request a variance to allow a diametral dimension less than the required 300 feet. The petitioners request a variance to allow a diametral dimension less than the required 300 feet. The petitioners request a variance to allow a diametral dimension less than the required 300 feet.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500

JUNE 19, 1989



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: BARRY S. LEVIN
Location: #4712 DEER PARK ROAD
Item No.: #537 Zoning Agenda: JUNE 20, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: [Signature] Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JR/kek

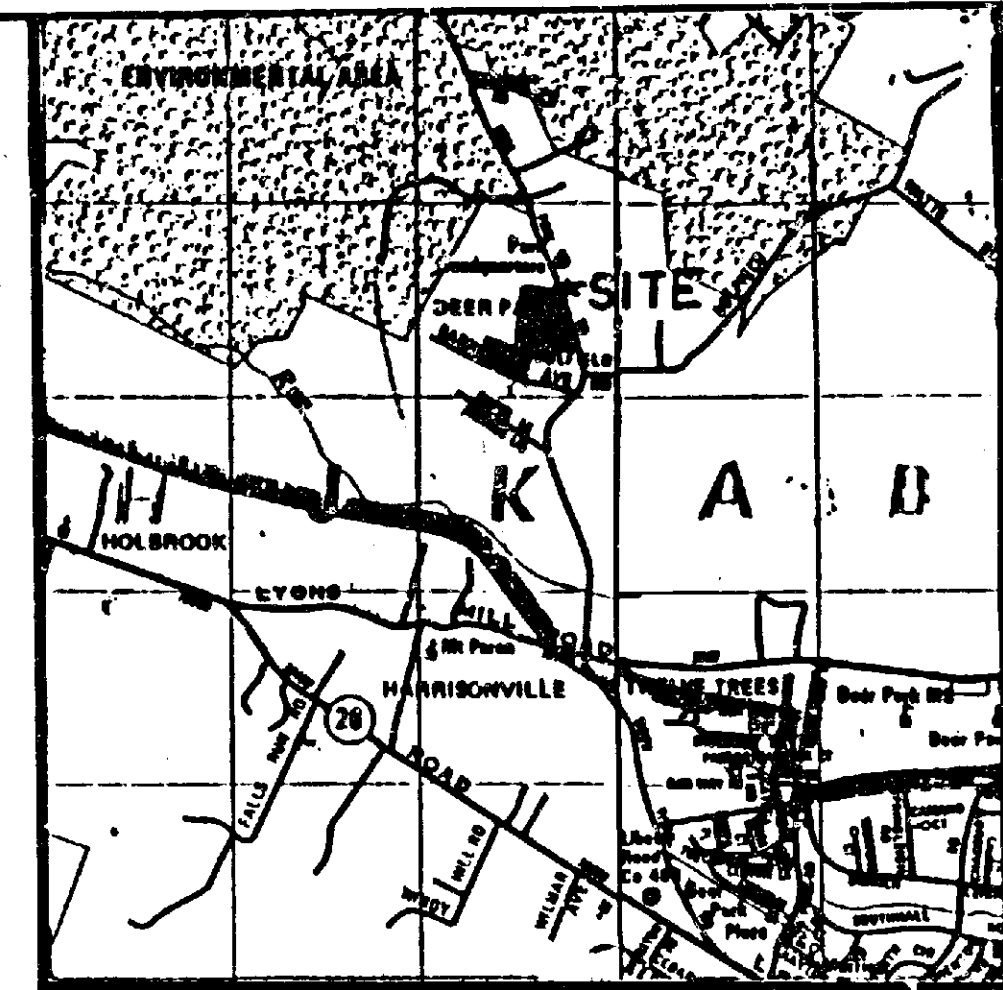
BALTIMORE COUNTY, MARYLAND
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT
7/7/89
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 537, Zoning Advisory Committee Meeting of June 20, 1989
Property Owner: Barry S. Levin et al
Location: 4712 DEER PARK RD, District: 2
Water Supply: private Sewage Disposal: private
COMMENTS ARE AS FOLLOWS:

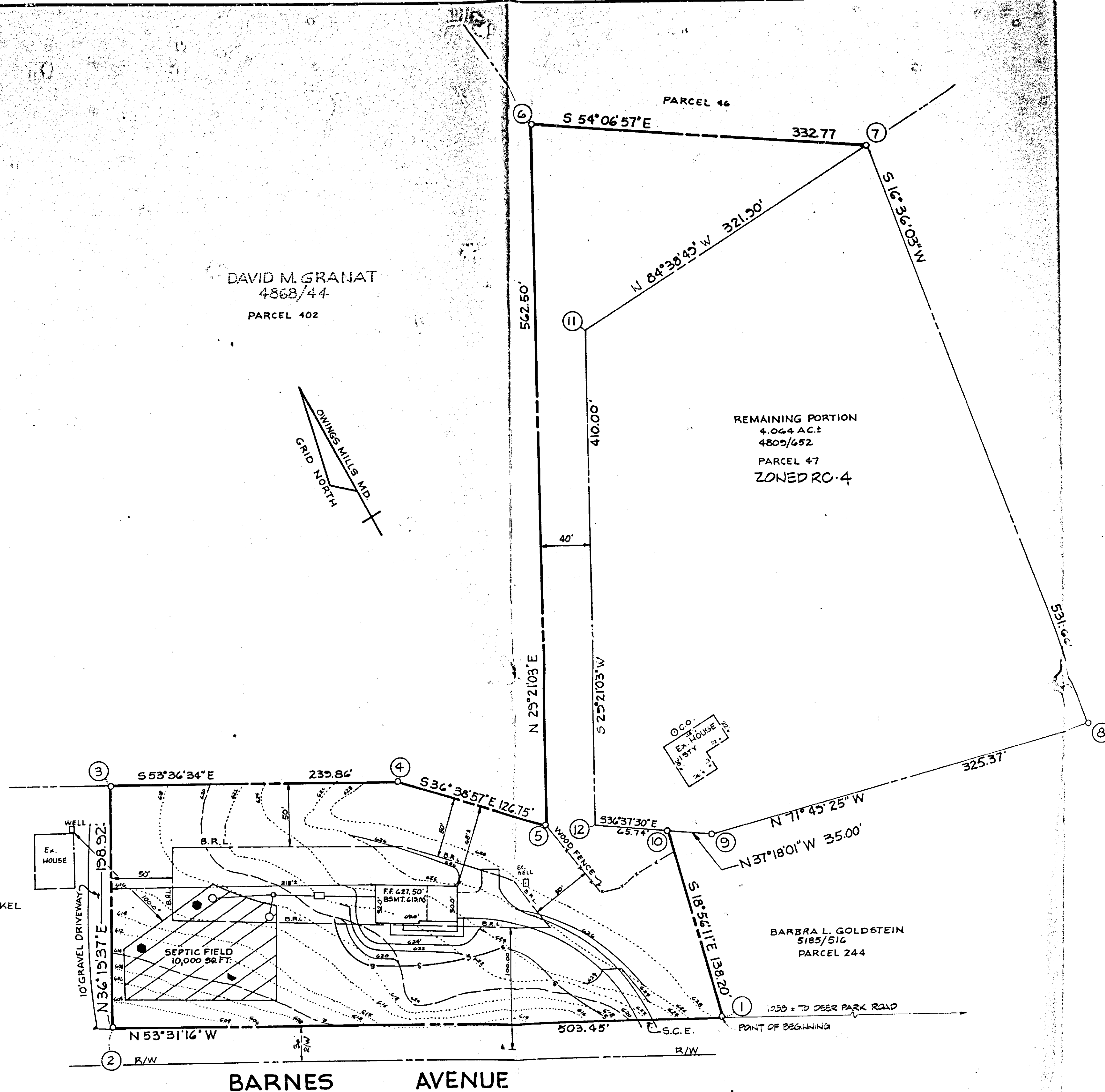
- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any chabroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appendages pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to raising of existing structure(s), petitioner must contact the Division of Waste Management at 687-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been conducted. The results are valid until May 5, 1991. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until 7/22/91. If it is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others

G. D. Fluck
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT
MAN/25327

COORDINATES	
NORTH	WEST
1. 37225.44	61401.89
2. 37524.95	61806.70
3. 37685.21	61688.84
4. 37642.91	61455.78
5. 37441.22	61420.12
6. 37931.51	61144.41
7. 37734.46	60874.80
8. 37227.02	61024.67
9. 37328.52	61335.83
10. 37356.34	61367.04
11. 37764.49	61195.29
12. 37403.12	61556.26



VICINITY MAP
Scale: 1" = 2,000'



DESCRIPTION
BEGINNING for the same at an iron pipe found at the end of the fourth or South 18 degrees 01 minutes West, 139.0 foot line of a deed between Harry D. Perogy and Betty F. Perogy, his wife parties of the first part, and Kenneth Jerome Albert and Patricia Sharon Albert, his wife, parties of the second part, said deed being dated 29 September 1967, and recorded among the Land Records of Baltimore County in Liber 4809, Folio 652; thence leaving said point and running with and binding on the fifth, sixth, seventh, eighth, ninth and tenth lines of the above mentioned Perogy deed the following courses and now surveyed, said bearings being referenced to the Baltimore County coordinate system: (1) North 53 degrees 31 minutes 16 seconds West, 503.45 feet to an iron pipe found; (2) North 36 degrees 19 minutes 37 seconds East, 198.92 feet to an iron pipe found; (3) South 53 degrees 36 minutes 34 seconds East, 239.86 feet to an iron pipe found; (4) South 36 degrees 38 minutes 57 seconds East, 126.75 feet to an iron pipe found; (5) North 29 degrees 21 minutes 03 seconds East, 562.50 feet to a point; and (6) North 54 degrees 05 minutes 57 seconds East, 332.77 feet to a point, said point lying at the beginning of the first line of the aforementioned Perogy deed; thence leaving said point and running for new lines of division: (7) North 84 degrees 38 minutes 43 seconds West, 321.50 feet to a point; (8) North 37 degrees 18 minutes 01 seconds West, 35.00 feet to a point; (9) South 36 degrees 37 minutes 30 seconds East, 65.74 feet to a point, said point lying at the beginning of the fourth or South 18 degrees 01 minutes West, 139.00 foot line of the aforementioned Perogy deed; thence leaving said point and running with said fourth line: (10) South 18 degrees 56 minutes 11 seconds West, 138.20 feet to the place of beginning. Containing in all 3.036 acres, more or less.

NOTE:
BEING the same as Parcel 1 which by Deed dated May 21, 1988 and recorded among the Land Records of Baltimore County in Liber 7867, Folio 512 was granted and conveyed by Kenneth Jerome Albert and Patricia Sharon Albert, his wife to the herein Grantors.

- LEGEND
- APPROVED PERC. TEST
 - SILT FENCE
 - B.R.L. BUILDING RESTRICTION LINE
 - S.C.E. STONE CONSTRUCTION ENTRANCE

OWNER/DEVELOPER
MR. KENNETH ALBERT
4712 DEER PARK ROAD
OWINGS MILLS MARYLAND
21157 (301) 922-7463



Harris, Smariga, Matz, Inc.
Planners/Engineers/Surveyors
115-B Sudbrook Lane/Pikesville, MD 21208
(301) 486-1511

REVISIONS:

SITE PLAN
ALBERT PROPERTY
4712 DEER PARK ROAD
ELECTION DISTRICT No. 2 BALTIMORE CO. MD.

SCALE: 1" = 50'
DRAWN BY: P.M.
CHECKED BY:
DATE: MAY 24, 1988
SHEET: 1 OF 1
PROJECT NO. 40328

Ref: 537

COORDINATES

NORTH	WEST
1. 37225.64	-61401.89
2. 37324.95	-61806.70
3. 37685.21	-61688.86
4. 37544.91	-61495.78
5. 37441.22	-61420.12
6. 37931.51	-61144.41
7. 37736.46	-60874.80
8. 37227.02	-61026.67
9. 37328.52	-61335.83
10. 37356.36	-61357.04
11. 37766.49	-61195.23
12. 37409.12	-61396.26

DAVID M. GRANNT
4868/44

LFD

BARNES AVE.

DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE
MANAGEMENT.

Robert W. Shesley
DIRECTOR

5-3-88
DATE

EX. HSE

WELL

0.00

Current Zoning RC-4

Soil Data
CnB2 Chrome silt loam - consists of shallow to moderately deep, well drained, gently sloping to steep soils that have a clayey subsoil. It lies on uplands of the Piedmont Plateau. Suited for crops, pasture and trees. The hazard of further erosion is moderate. Capability unit 1e-10; woodland subclass 4c.

LFC Legume very stony silt loam - consists of deep, well drained, gently sloping to steep soils on uplands of the Piedmont Plateau. The native vegetation is mainly Oaks, but Black Locust, Black Walnut, Hickory and other hardwoods are also native. This soil is fairly easy to work at a favorable moisture content except in areas of being too stony. Suited to pasture, but some surface stones need to be removed. Also suited to trees. Capability unit Vis-3; woodland subclass 2c.

LFD Legume very stony silt loam - this soil is described same as above. The soil is suited to trees, and areas that can be moved are suited to pasture. Capability unit Vis-3; woodland subclass 2c.

Housing
Slight

Slight to moderate: slope

Severe: slope

Limitations
Filter Fields
Severe: less than 3 ft. to bedrock.

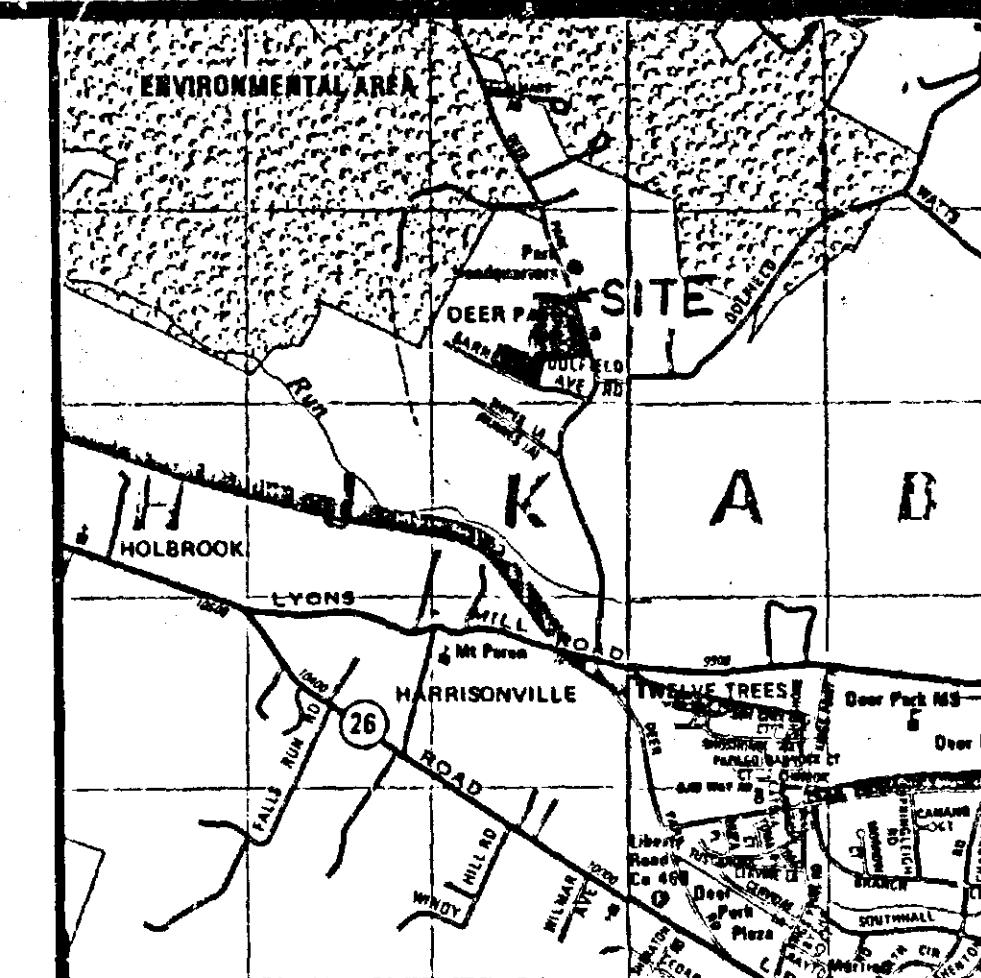
Moderate: slope

Severe: slope

Roadways
Moderate: less than 3 ft. to ripplable bedrock; slope

Severe: slope

Severe: slope



VICINITY MAP
SCALE: 1"=2000'

NOTES

- Existing Zoning : RC-4
- Site Acreage - Gross : 7.1
- Present Use : Residential
- Proposed Use : Residential
- Councilmanic District:
- Census Tract :
- Watershed No. :
- Subwatershed No. :
- Open Space Req'd : N/A
- Topography: Existing grades and property outline are based on actual field survey by Atlantic Engineering Corp. on November 1987.
- Average Daily Trips : 949 Total 18
- Utilities: Well and Septic Proposed
- Parking Tabulation : 1.75/unit
Parking Proposed : 2.0 spaces (new unit)
- Existing vegetation consists of deciduous trees ranging from new growth to mature specimens. No trees of special significance have been inventoried.
- Sewerage Flow (new) : 1 unit x 2.5/unit x 90/day=225 gal/day
- No above or underground chemical or petroleum storage tanks within 200 ft of the property.
- No existing or abandoned gas stations within 1/2 mile of the property.
- Density Calculations:
Allowed: 6 to 10 acres: 2 units
Proposed: 7.1 acres : 2 units
- Field survey by Atlantic Engineering Corporation on November, 1987. Bearings based on Baltimore County Control points.
BCo.-12387 36667.63 -60831.27
BCo.-12388 36856.31 -60626.18
- No streams within 100' of property.

Petitioner's Exhibit 2

REV. 4-21-88 GAG - AS PER DEPRM COMMENT

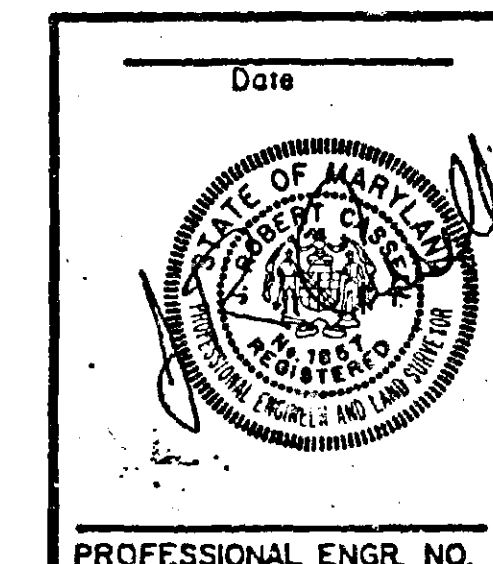
OWNER/DEVELOPER
MR. KENNETH ALBERT
4712 DEER PARK ROAD
OWINGS MILLS, MARYLAND
21157 W 922-7463
W 740-7306

ATLANTIC ENGINEERING, Corp.
CONSULTING ENGINEERS, PLANNERS
196 PENNSYLVANIA AVE. WESTMINSTER MD, 21157
(301) 876-1288

AREA DEER PARK ROAD & BARNES AVE.
NORTH OF LIBERTY ROAD (RT. 26)

TITLE PRELIMINARY PLAN
ALBERT PROP. STUDY

Des. By RHC	Scale: 1"=50'	Proj. No.
Drn. By GAG	Date: 1-12-88	Drawing No.
Chk. By RHC	Approved	1 of 1



PROFESSIONAL ENGR. NO.